

CLOVER VALLEY (MAP SHEET 6)

1. CLOVER VALLEY HILLS 3A & 3B

Owner: Coker-Ewing Co. Phone: (916) 783-3300
2150 B Douglas Boulevard
Roseville, CA 95678

Zoning: RE-20 (Residential Single-family, 20,000 square foot minimum lot size)

Location: Rawhide Road, North of Clover Valley Hills #2 and the northern terminus of Rawhide.
APN Bk. 30, Pages 21 & 24

File #: SD-81-03

Area: 43 acres

Proposal: 55 single-family units

Status: The project was approved by the City Council December 21, 1981. The Final Map was recorded in January 1986. The project is building out as individual custom homes.

2. CLOVER VALLEY WOODS

Owner: Dominion Enterprises Phone: (916) 624-4504
4240 Rocklin Road, Suite 10
Rocklin, CA 95677

Engineer: Land Development Services, Inc. Phone: (916) 624-1629
4240 Rocklin Road, Suite 6
Rocklin, CA 95677

Zoning: RE-30 (Residential Single-family, 30,000 square foot minimum lot size)

Location: North of the terminus of Clover Valley Road and Clover Valley Hills.
APN 030-240-056-095

File #: SD-87-15, SD-89-06

Area: 56.77 acres

Proposal: 38 single-family houses

Status: The Tentative Map was approved by City Council in October of 1988 and modified on August 8, 1989. The map has been recorded, and the subdivision is being built out with custom homes.

3. CLOVER VALLEY

Owner: Rocklin 650 Phone: (916) 631-8440
C/o Gerry Kamilos Fax: (916) 631-8445
11249 Gold Country Blvd., Suite 190
Gold River, CA 95670

Applicant: Gerry Kamilos Phone: (916) 631-8440
11249 Gold Country Blvd, Suite 190 Fax: (916) 631-8445
Gold River, CA 95670

Zoning: RD-1, RD-1.5, RD-2, RD-2.5, RD-3, RD-4, OA

Location: Northern portion of Rocklin, between Sierra College Blvd. & Park Drive east of Whitney Oaks.
APN's 030-050-013 & 002; 030-070-017 & 016; 030-020-003; 030-041-001; 030-010-011; 030-030-059; 032-010-010 & 021; 032-070-065, 067, & 067; 032-060-065

File #: SD-2004-03, GPA-2004-01, PDG-2004-01, TRE-2004-26

Area: 622 acres

Proposal: Approval of Large Lot and Small Lot Tentative Subdivision Maps. The Large Lot Tentative Subdivision Map would subdivide 622.3 undeveloped acres into 33 large lots ranging from 0.7 acres to 104.4 acres, with 46.4 acres of proposed major streets. The large lots would establish individual units further subdivided by the proposed Small Lot Tentative Subdivision Map. The Small Lot Tentative Subdivision Map further subdivides the large lots into a total of 558 single-family residential lots, 82 landscape lots and related interior lots.

Status: The project is pending.

4. ANDERSON SECOND UNIT

Owner: Richard Anderson Phone: (925) 463-4875
612 Bancroft Place
San Ramon, CA 94583

Applicant: JBS Construction Phone: (916) 791-4884
317 Winged Foot
Granite Bay, CA 95746

Zoning: RE-30 NH

Location: 3641 Clover Valley Road.
APN 030-240-083

File #: U-99-02

Area: 1.10 acres

Proposal: An application to approve a Conditional Use Permit to allow a secondary residential dwelling unit. The second unit would be entirely within the walls of a previously approved residence that is currently under construction and would not result in any exterior changes to the structure.

Status: The Planning Commission approved the project on April 6, 1999.

5. ENGEL PARCEL MAP

Owner: Tom Engel
3030 Rawhide Road
Rocklin, CA 95677

Applicant: Spannagel & Associates, Inc. Phone: (916) 625-1618
C/o Ryan Kohagura
3845 Atherton Road, Suite 7
Rocklin, CA 95765

Zoning: RE-20 (Residential Single-family 20,000 square-foot minimum lots)

Location: Clover Valley Unit 3B, Lot 48
3030 Rawhide Road
APN 030-210-047

File #: DL-2001-04

Area: 1.215 acres

Proposal: The applicant is requesting approval of a Tentative Parcel Map to divide Lot 48 into two parcels approximately 26, 465 square-feet each.

Status: The application was received on October 30, 2001. The City Council denied the Tentative Parcel Map at the May 28, 2002 Public Hearing.

6. BALLOU SECOND UNIT

Owner: John & Cindy Ballou Phone: (916) 315-8593
3940 Clover Valley Road
Rocklin, CA 95677

Applicant: John Abram Phone: (209) 956-6514
6465 Westlane, #3
Stockton, CA 95210

Zoning: RE-30NH

Location: 3940 Clover Valley Rd.
APN 030-200-007

File #: U-2001-12

Proposal: An application to approve a conditional use permit to allow a secondary residential dwelling unit. The second unit would be a detached freestanding structure designed to look like the existing residence.

Status: The Planning Commission approved the project at the February 19, 2002 Public Hearing.

7. PALMBAUM PARCEL MAP

Owner: Bruce Palmbaum
9848 Business Park, Ste. H
Sacramento, CA 95827
Phone: (916) 366-3665
Fax: (916) 364-3570

Applicant: Ourada Engineering
C/o Steven R. Ourada
3111 Sunset Blvd., Ste. L
Rocklin, CA 95677
Phone: (916) 624-1221
Fax: (916) 624-1232

Zoning: RE-20

Location: 3934 Rawhide Rd.
Rocklin, CA 95677
APN # 030-210-048

File #: DL-2004-09

Area: 1.808 Acres

Proposal: Request for approval to divide parcel located at 3934 Rawhide Rd., Rocklin, CA into two (2) parcels.

Status: The Planning Commission approved the project on March 1, 2005. Christopher Morgan appealed the approval of the Planning Commission to the City Council. The City Council upheld the approval of the Planning Commission on April 26, 2005.